026.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,084,500	/	1,084,500
USE VALUE:	1,084,500	/	1,084,500
ASSESSED:	1,084,500	/	1,084,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63	-65	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHOU YANSHUANG &
Owner 2:	LI JIA JUN
Owner 3:	
Street 1:	151 SONG MEADOWAY
Street 2:	TORONTO
Twn/City:	CANADA
St/Prov:	Cntry: Own Occ: N
Postal:	M2H2V1 Type:

PREVIOUS OWNER

Owner 1:	ROSSI PETER/JUDITH A -
Owner 2:	-
Street 1:	147 WOBURN STREET
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Aluminum Exterior and 3270 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	628,500		456,000	1,084,500
Total Card	0.115	628,500		456,000	1,084,500
Total Parcel	0.115	628,500		456,000	1,084,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.65 | /Parcel: 331.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	17751
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!2164!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	628,500	0	5,000.	456,000	1,084,500		Year end	12/23/2021
2021	104	FV	600,100	0	5,000.	456,000	1,056,100		Year End Roll	12/10/2020
2020	104	FV	675,500	0	5,000.	456,000	1,131,500	1,131,500	Year End Roll	12/18/2019
2019	104	FV	491,500	0	5,000.	484,500	976,000	976,000	Year End Roll	1/3/2019
2018	104	FV	491,500	0	5,000.	353,400	844,900	844,900	Year End Roll	12/20/2017
2017	104	FV	498,100	0	5,000.	307,800	805,900	805,900	Year End Roll	1/3/2017
2016	104	FV	433,900	0	5,000.	262,200	696,100	696,100	Year End	1/4/2016
2015	104	FV	387,700	0	5,000.	256,500	644,200	644,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:07:44

LAST REV

Date	Time
04/13/20	14:08:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2164

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSI PETER/JUD	65885-311		8/10/2015		855,000	No	No		Peter D.O.D. 4/21/2015.
GRADY PAUL/ETAL	36224-380		8/26/2002		599,000	No	No		
GRADY FRANCES C	25757-444		10/24/1995			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2003	486	Dormers	28,000	C		G6	GR FY06	2ADRMRS LFT & SHED

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
8/15/2005	Fieldrev-Chg	BR	B Rossignol
11/4/2002	MLS	HC	Helen Chinal
11/6/1999	Inspected	266	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT
8/11/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97110093
Const Adj.:	0.98745072
Adj $ / SQ:	172.605
Other Features:	134073
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	772095
Depreciation:	143610
Depreciated Total:	628485

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

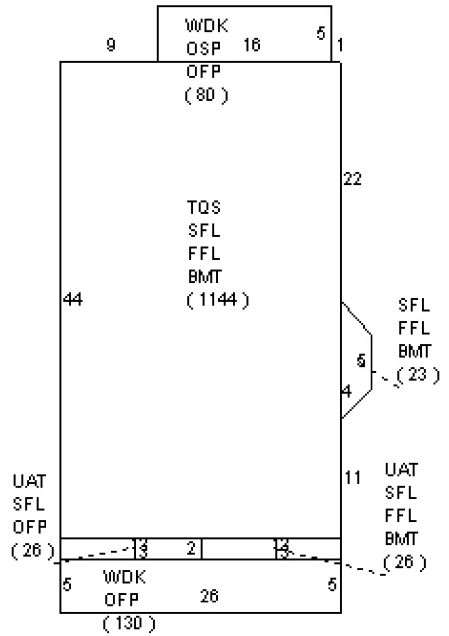
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	172.60
Special Features:	0	Val/Su Net:	125.65
Final Total:	628500	Val/Su SzAd	192.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,219	172.600	210,405
BMT	Basement	1,193	51.780	61,775
FFL	First Floor	1,193	172.600	205,917
TQS	3/4 Story	858	172.600	148,095
OFP	Open Porch	236	23.200	5,474
WDK	Deck	210	10.630	2,232
OSP	Screen Porch	80	40.330	3,226
UAT	Upper Attic	13	69.040	898
	Net Sketched Area:	5,002	Total:	638,022
Size Ad	3270	Gross Area	5327	FinArea 3270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc